

**TOWN OF SUPERIOR
DRAFT MINUTES
NOTICE OF SPECIAL MEETING OF THE
TOWN OF SUPERIOR TOWN COUNCIL**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the Superior Town Council and to the public, that a Special Meeting of the Superior Town Council was held on Thursday, August 16, 2018, at 7:00 p.m. in the Superior Town Hall Auditorium, 199 N. Lobb Ave., Superior, Pinal County, Arizona.

1. CALL TO ORDER

Meeting was called to order by Mayor Besich-Lira at 7:00 PM.

2. ROLL CALL

Mayor	Mila Besich-Lira
Vice Mayor	Michael Alonzo
Councilmember	Gilbert Aguilar - Excused
Councilmember	Bruce Armitage
Councilmember	Stephen Estatico
Councilmember	Olga Lopez
Councilmember	Vanessa Navarrette

STAFF PRESENT

Town Manager	Todd Pryor
Town Clerk	Ruby Cervantes
Admin. Assistant	Arlene Diaz-Gonzalez

PUBLIC ATTENDANCE

Maria Hjelle
Brian Hatch
Pam Rabago

3. PLEDGE OF ALLEGIANCE

Mayor Besich-Lira led everyone in the Pledge of Allegiance

4. NEW BUSINESS

- A. Public Hearing/Discussion/Possible Approval of Ordinance 18-146. AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, ARIZONA, AMENDING SECTION 17.9.A.1 OF THE TOWN'S ZONING ORDINANCE.
Mayor Besich-Lira opened the Public Hearing.
Todd Pryor stated that this amendment is a minor change. Deletes two words.
Councilmember Estatico asked what propelled this change?

Todd Pryor stated a highway business had applied for a sign and wanted one that wasn't internally illuminated. We would be removing from code two words; there would be no restrictions; you could still light internally illuminated signs if you want; not restricting. Mayor Besich-Lira closed the Public Hearing.

Motion to approve Ordinance 18-146, an ordinance of the Town Council of the Town of Superior, Arizona, amending Section 17.9.A.1 of the Town's Zoning Ordinance made by Councilmember Stephen Estatico, second by Council Member Vanessa Navarrette, Roll Call Vote, Motion Carries.

AYES: 6 – Mayor Mila Besich-Lira, Vice-Mayor Michael Alonzo, Councilmembers: Vanessa Navarrette, Stephen Estacio, Olga Lopez, Bruce Armitage

NOES: 0

ABSENT: 1 - Councilmember Gilbert Aguilar

ABSTENTIONS: 0

B. Public Hearing/Discussion/Possible Approval of Ordinance 18-148. AN ORDINANCE OF THE TOWN OF SUPERIOR RE-ZONING CERTAIN PROPERTIES FROM THE URBAN RESIDENTIAL (R1-5) ZONE DISTRICT TO THE PLANNED DEVELOPMENT (PD) ZONE DISTRICT.

Mayor Mila Besich-Lira opened Public Hearing.

Maria Hjelle commented she works with affordable housing & Section 8. Had hand-out for council to better understand what she was talking about. Property from 741 to 743 her client, Brian Hatch, interested in possibly purchasing property from Pam Rabago. Have talked to Mr. Bach in reference to the engineering side of this.

What Mr. Hatch is wanting to do is Section 8 Subsidize and affordable housing.

Some things still have to be tested because of what was on property before.

Once Phase 1 is complete, can move forward with what they want to do with property.

Handouts show what units look like and parking areas.

Councilmember Alonzo asked if there is going to be a Home Owners Association.

Ms. Hjelle replied no. There would be maintenance. Pinal County would handle Section 8 and Subsidizing. When it comes to Property Management, it would be a professional Management company that would be taking care of it.

Councilmember Navarrette asked about requirements. One way in and out. (Entrances and exits)

Ms Hjelle said this is just a preliminary. Once different phases are done they will be able to show different exits and entrances.

Per Ms. Hjelle, Mr. Bach also gave them different stipulations and she discussed these stipulations so we are aware of them. The homes will be ALL electric; implementing solar in time making homes energy efficient and sustainable to environment. Having all asphalt roadways would be expensive; crushed granite roads would be more energy efficient. For the walls around the property, it would be tasteful to put landscaping as walls to make it a more inviting neighborhood.

Per Todd Pryor stated if we approve this zoning change, they could development their own zoning plan and get their final letter with stipulations which gets them their permit. Negotiations with engineers could begin.

Councilmember Armitage asked if there would be fire hydrants?

Ms Hjelle stated there is one next to neighborhood.

Todd Pryor stated there is a fire hydrant on the backside on Old Phoenix Road, which is about 500 feet away. Fire code says you have to have a fire hydrant within 400 feet of a new development. There isn't one close on the front side, so they are going to have to add one. Nearest one is McKelveyville.

Councilmember Alonzo asked about existing public streets. Tight for two cars to get thru.

Todd Pryor said its not a heavy traffic road. There is no plan to modify right now.

This is Preliminary Plan and would have to be worked out in final stipulation. We do not have an Impact Fee Study, so we cannot charge impact fees for developers. It would be about \$100,00 - \$150,000 for a fee for Impact Fee Study.

Ms. Hjelle explained phases. Phase 1 - they would come in and test soil for contaminates. They could get grant for clean-up, but they would have to wait on closing on land until Phase 1 and testing are complete. Once we have report we can close and go get permit.

Councilmember Alonzo asked if neighbors had been notified.

Todd Pryor answered saying neighbors have to be within 300 feet and didn't think there were any and if so letters would have gone out.

Mayor Besich- Lira closed the Public Hearing.

Motion to approve Ordinance 18-148, an Ordinance of the Town of Superior Re-zoning certain properties from the Urban Residential (R1-5) Zone District to the Planned Development (PD) Zone District made by Councilmember Michael Alonzo, second by Councilmember Olga Lopez, Roll-Call Vote, Motion carries.

AYES: 6 – Mayor Mila Besich-Lira, Vice-Mayor Michael Alonzo, Councilmembers: Vanessa Navarrette, Stephen Estatico, Olga Lopez, Bruce Armitage.

NOES : 0

ABSENT: 1 - Councilmember Gilbert Aguilar

ABSTENTIONS: 0

5. SCHEDULING OF MEETINGS AND EVENTS

Planning and Zoning Meeting, September 6, 2018, 6 p.m.

Regular Council Meeting, September 13, 2018, 7 p.m.

Emergency Services Committee Meeting, September 20, 2018, 6 p.m.

Economic Development Committee Meeting, September 27, 2018, 6 p.m.

6. ADJOURNMENT

Mayor Besich-Lira called for adjournment of meeting.

Motion to adjourn meeting made by Councilmember Olga Lopez, second by

Councilmember Bruce Armitage, Motion carries. Meeting adjourned at 7:20 PM.

Mila Besich-Lira, Mayor

Stephen Cooper, Town Attorney

ATTEST

Ruby Cervantes, Town Clerk